



Barrington Community Facilities Study - Program 33700.00

spaces.

The second floor has not been touched for ~25 years and is in need of functional and cosmetic renovations. The bathrooms are missing floor tiles and have evidence of significant water damage. The Children's Area finishes are falling apart and need updating and the space layout is not meeting current needs. While the location is very desirable with controlled access, adjacency to the rest of the library and auditorium, close proximity to Kids Kove playground, and the abundant natural light, space is limited and additional activity and quiet space is needed. A dividable program room for crafts and story time is desired. The current 100 sf computer room is inadequate and improperly ventilated making it uncomfortably warm. Additionally, there is no space for expanding collections nor quiet areas to sit down and read with a child.

The administrative spaces on the Second Floor are functioning adequately and benefit from available natural light. Technical Services receives deliveries via the elevator and might be better suited to being located at the ground level. The IT Office and Community Services are located separate from these administrative spaces on the ground floor. This space is adequate except the server area is within the general office space, partially separated by movable partition walls. This set-up could be improved upon with a designated server room and work space to repair and set-up equipment.

The Second Floor meeting spaces include a meeting room, the auditorium and the gallery space. The demand for these spaces is greater than what can be presently met by space available. While the auditorium offers state-of-the art presentation capabilities with tiered seating for over 100 people, an HD projector and 20' screen with surround sound, its direct connection to the naturally lit vaulted ceiling gallery space limits the use of both spaces simultaneously. The ability to divide these space would increase their usability. Also, the Center lacks an area to have a (book) discussion with a group larger than 20 people. While the gallery can accommodate a group this size, the acoustics are not conducive to this type of activity.

Additional changes that would increase the productivity, image, and usability of the Library include providing the Friends of the Library a more positive space to conduct their book sorting and fund-raising activities, adding a cafe/book store for sales by the Friends of the Library, providing designated accessible staff bathrooms, and adding parking. Presently, parking issues arise when there are concurrent events at the Senior Center and Town Hall. The playground also draws a lot of vehicles, which is positive but further limits parking.

Senior Center

The existing Senior Center operations are housed at the east end of the ground floor in the Peck Center. The Senior Center is open Monday-Friday, 8:00 am to 4:00 pm and provides a range of services and activities including meals, counseling, exercise classes, and crafts. As the Baby Boomer population matures, the Senior Center anticipates a growing demand for the quantity and diversity of services offered. The current program is limited to 4,264 square feet. The Senior Center serves the greater Barrington Community with users coming from neighboring towns.

Morning coffee service and lunch are provided daily. Meals are catered and prepared in the kitchen. No food is stored on site and meals are served on paper products requiring little clean up. The meal site is also used for a variety of activities including group exercise, bingo, music performances, games (chess and bridge), and blood drives. While the square footage is sufficient to host an occupancy load of over 100 people with tables and chairs, the structural columns, perimeter furnishings and equipment (pianos, extra chairs, bingo machine) and floor plan layout limit the actual occupancy. Also, the floor is not level and poses a safety issue.

Additional programming occurs in the exercise room and the classroom, which are both located off of the meal site. The exercise room contains two tread mills, one exercise bike, free weights, exercise balls and bands, and mats and is staffed three days per week by a person from the Bayside Family YMCA. It is also used for massage therapy. The classroom is used for computer, arts and crafts classes, music practice, and card table storage. The large amount of glazing poses glare issues for use of the computers.

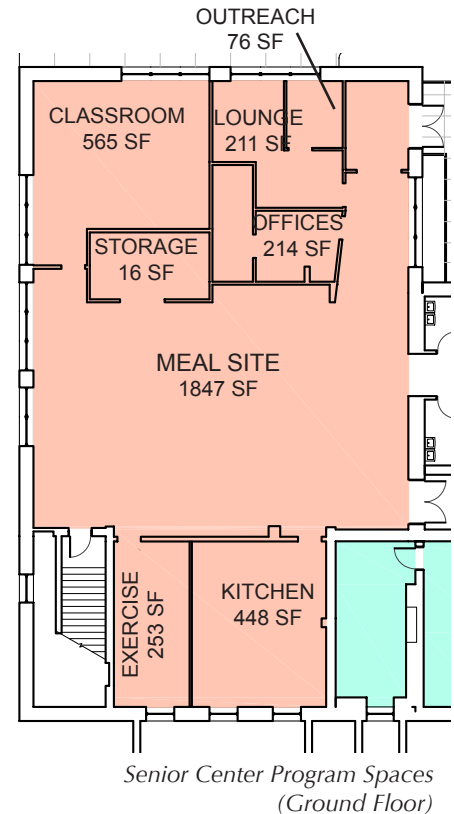
The administrative offices include a director's office, space for clerical help and shared space for the volunteer trip and activity coordinators. This area is visible from reception and has minimal privacy for the



Barrington Community Facilities Study - Program 33700.00

director who is often interrupted by users. The outreach office is shared by two part-time employees who provide social work assistance and referrals such as health insurance counseling. The lounge adjacent to this area is used for discussion groups and medical clinics but is often interrupted by the outreach office. Having these functions near the entry is chaotic and there is a need for a separate defined space to host these activities.

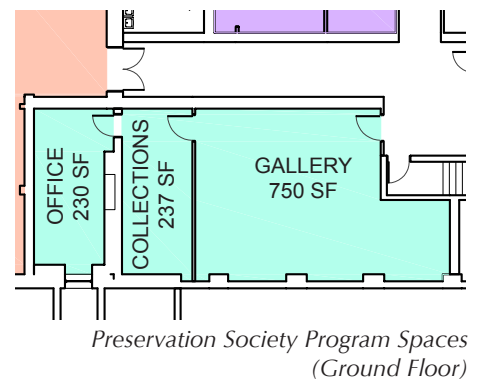
While parking is insufficient, the location of the Senior Center relative to the Library, Town Hall, and Bus & Bike routes are all benefits to being located in the Peck Center. Also, the users of the Center appreciate the natural light, openness of the meal site, and privacy allotted to the Outreach Office. Aspects of the space that prevent the Center from growing and serving the community more fully include the institutional dated appearance of the facility, an inadequate amount of programmable spaces, the structure and organization of the meal site, and the configuration of the administrative offices. The Senior Center desires to appeal to a larger portion of the community by improving the dining atmosphere (café style w/ smaller tables and more meal choices), programming, and services. The Center would also like to promote opportunities for inter-generational interaction such as a foster grandparent program, tutoring for young adults, provide day care and expand their role in the broader community.



Barrington Preservation Society

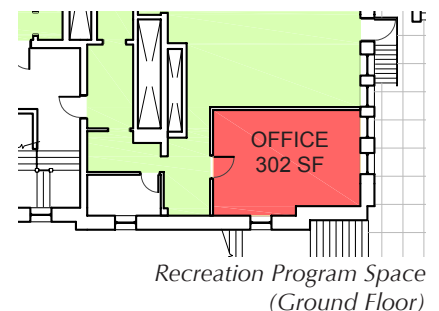
The Barrington Preservation Society presently occupies a portion of the Ground Floor of the Peck Center adjacent to the Senior Center. Spaces include a 750 sf gallery that was recently renovated, a 237 sf collections sorting room, and a 230 sf office. The BPS also has a storage bin in the general storage area adjacent to Tap-In and off-site storage in the Safety Building. The Gallery, which displays a variety of Town artifacts that have mainly been donated by the Barrington community, is open on Tuesdays from 10 am – 2 pm and by appointment. The Preservation Society is also responsible for researching and placarding historic Barrington homes.

The BPS enjoys being located within the vicinity of the Library and Town Hall in the Peck Center. The Gallery benefits from foot traffic from the adjacent services. They are able to use the auditorium for monthly presentations and hold board meetings (16-20 members) in one of the meetings spaces. BPS would like to have a better condition for archives, historic artifacts, and Town Records but are limited by lack of storage space and working areas for volunteers along with poor air/humidity controls (the existing system is non-functional). Additional signage would help make their presence more visible. As this is primarily volunteer run organization, security and access are significant concerns.



Recreation

The Department of Recreation is currently staffed by a part-time director and an administrative assistant. The 302 sf Recreation Office is located on the ground level of the Peck Center and accessed through TAP-IN via a flight of six stairs which are not universally accessible. Recreation equipment is stored in the area used by TAPIN as a pantry. Local area programs such as Little League and Pop Warner Football operate most of





Barrington Community Facilities Study - Program 33700.00

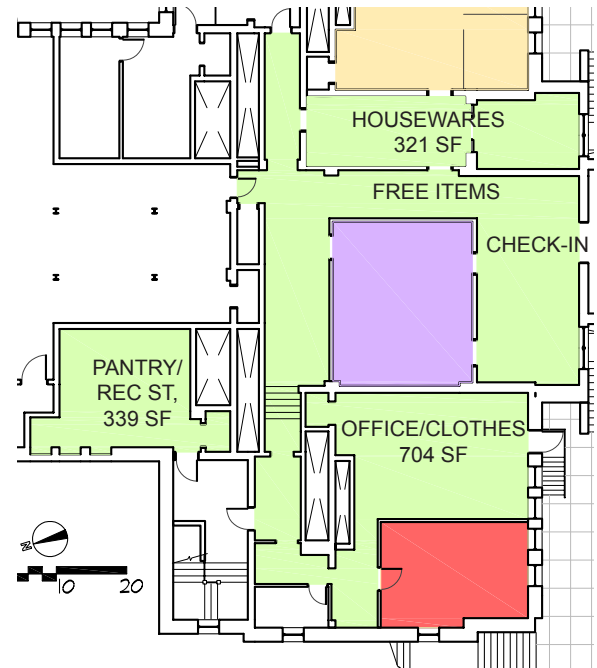
the recreation programs but the Recreation Department helps facilitate activities. Registration is typically held in the Library. Presently, the Department of Recreation lacks accessibility, visibility, meeting and operational space and storage space.

Tap-In

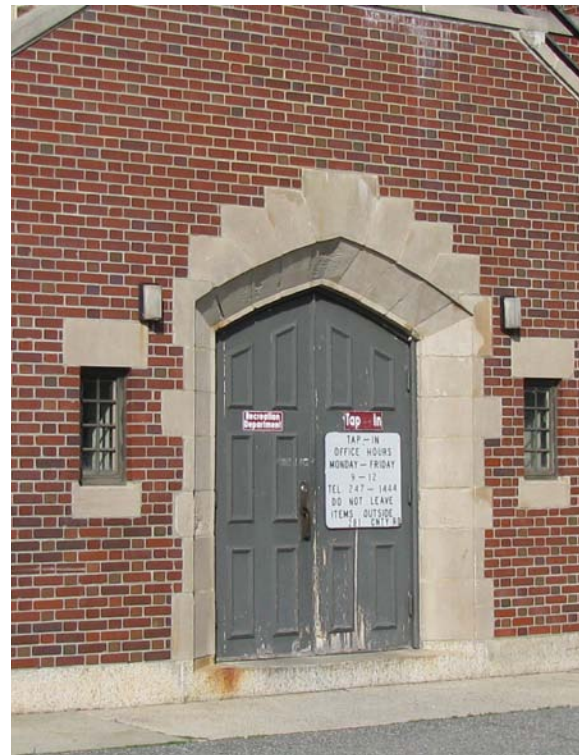
Touch A Person-In Need was established over 25 years ago by a women's prayer group with the goal of providing support services for the home-bound (transportation, shopping, sitting with the infirm). The program has developed into a distribution center for goods (food, furniture, house wares, children's clothing, and strollers/car seats) and transportations services allocated to those in need. Tap-In is completely dependent on volunteer labor and donations and is presently occupying a portion of the basement in the Peck Center. Operating from 9 am -12 noon, Monday through Friday, Tap-In depends on 10-12 volunteers daily and draws on a pool of 49 drivers for transportation.

Tap-In serves a body of users from Barrington, Warren, Riverside, East Providence, and Bristol. As a member of the RI Food Bank, users are often referred from outside Barrington. The proximity of the location to the Bus Stop is essential for serving this broad community. Users check in and must show a positive identity and proof of residency. Users are allowed 3 days worth of non-perishable food/toiletries every 30 days and selection from clothing and furniture items every 14 days. During the Thanksgiving and Christmas, Tap-In provides food vouchers for perishable items and coordinates a gifts-for -children program that demands greater storage than is currently provided. Tap-In also helps coordinate distribution of larger furniture items as requested or donated but does not store these items on site.

Tap-In presently occupies 2,376 sf of space including an administrative room for operational support, consultation and children's clothing distribution, a food pantry that also serves as storage space for the Recreation Department, and storage/distribution of home goods (Gretchen's Closet and adjacent storage). Items that are free for the taking are placed in the corridor surrounding the Library Book Sorting Room. Check-in also occurs in this area. The administrative spaces lack confidentiality for consultations with clients. Also, the entire area is not universally accessible as the main entry has an 8" step and the office and pantry areas are accessed via a flight of steep stairs. This poses challenges for users as well as for unloading food deliveries that arrive twice per month.



*Tap-In Program Spaces
(Ground Floor)*



Non-Accessible Tap-In Entry



2.3 EXISTING PROGRAM - BROADER COMMUNITY

Bay Spring Community Center

The Community Center is located on the West side of Barrington and is presently being used for Crime Watch and community meetings. The Center was a fire hall historically and has been a vibrant place for youth and adults to gather, take classes, and participate in community activities in the recent past. Presently, the building is limited to Crime Watch meetings as a result of falling under disrepair. It presently does not meet life-safety or accessibility code requirements. Once improvements are made, it has potential for additional use and could relieve some of the demand on the public spaces in the Peck Center. The BSCC is further expanded upon in Section 5.

Bayside Family YMCA

The Bayside Family YMCA is a branch of the YMCA of Greater Providence and serves Barrington and neighboring towns. The YMCA offers a recreation activities ranging from health and wellness to arts and humanity classes for all ages. The YMCA is presently going through the design process for a significant renovation and is exploring the idea of a dedicated teen space as part of their development. The YMCA presently offers exercise leadership services to the Senior Center and provides public services such as flu shot clinics. The YMCA is interested in pursuing a public-private partnership with the Town.

Bay Adult Youth (BAY) Team

The BAY Team was formed in response to a state mandated task force that is dedicated to the prevention of substance abuse. The BAY Team is administered by two employees operating out of a shared office in the town hall. The BAY Team relies on a Community Coalition with over 20 members representing the YMCA, MAD, the Town Council, the high school, middle school, and local private school, the Police, SAD, local businesses, parents, E. Bay Mental Health, and the Youth Library. One approach to preventing substance abuse is to provide safe alternatives and the BAY Team hosts a variety of activities and events such as open mic. nights, battle of the bands, and texting classes where youth teach adults how to use new technology. The BAY Team utilizes facilities such as the YMCA, churches, the high school, playgrounds, the safety building, and private homes to run these programs. Their existing office space is adequate but lacks visibility and storage. More community spaces ranging from small scale meeting rooms to large event spaces would allow them to provide a broader range of activities and programs.

Community School, Inc.

The Community School, Inc. is a non-profit organization that was initiated by the League of Women Voters and dedicated to providing opportunities for life-long learning and enrichment in education, recreation, social and related cultural services. Programs are offered for all ages, ethnic and socioeconomic groups and range from tennis to Spanish language classes and a college visit series. Fees are charged for programs; however scholarships are available. The Community School is run by a director and administrative assistant located in Town Hall. It is also supported by an executive board and numerous volunteers. The Community School operates the majority of its classes at the Middle School, the High School and St. John's Episcopal Church. The Design Team did not meet with this user group specifically and further efforts should be made to engage this program in the future.

Teens

The Design Team met with eight young adults, grades 9-12, a high school guidance counselor and a representative of the BAY Team. The young adults expressed a desire for casual gathering spaces that promote social interaction and that offers a balance of structured and unstructured programs. A gym for pick-up basketball, dances, and music performances and a cafe with computers and food were the most desired spaces.



Barrington Community Facilities Study - Program 33700.00

Additional spaces suggested include a game room with ping-pong tables, foosball, and other similar activities, a gaming station for video games, a general lounge to accommodate large groups, and a place to watch televised sporting events. Desired outdoor spaces include a skate park, volleyball/badminton courts, space for frisbee, picnic tables, and a fire pit. They expressed concern of having younger teens in the space and recommended scheduled use times by age. They also suggested that older teens could help monitor the younger teens and college students could supervise the older teens. The success of a teen space will require the investment of the users and it is strongly recommended that teens be involved in the designing of such a space should it come to fruition.

2.4 FUTURE SEARCH - COMMUNITY WORKSHOP

The Design Team conducted a two-evening Future Search Workshop, attended by over 50 members of the greater Barrington Community. Attendees were identified by the Steering Committee as representatives of invested stakeholder groups and were required to attend both evenings. Participants to work in small, self-managed groups to address issues from the Past, Present, and Future, ultimately establishing Common Ground, and concluding with Action Planning. The goal of this work shop was to provide the basis for a truly breakthrough long range facilities plan for the Town of Barrington, incorporating innovation, empowerment, shared vision, and collaborative action.

During the first evening of the workshop the participants focused on the Past and Present. The night concluded with a group brainstorm identifying the trends in presently affecting community life in Barrington. Participants then voted for the most profound issues. The top 10 trends identified include:

1. Growing Senior Population
2. Concern for Wellness
3. Effects of Recession
4. A 'Greener' Community
5. Disenfranchised Youth
6. High Tech/Low Touch Age
7. Increasing Taxes
8. Abdunction of Parental Responsibility
9. Lack of Respect/Defiance
10. Living with Less

The second evening focused on the Future. Participants were asked to visualize community life in Barrington in the year 2014. There were also directed to consider steps that had to be taken or barriers that needed to be overcome in order to achieve the vision that they perceived. The evening concluded with an Action Planning session in which participants were asked to consider specific issues that they wanted to see addressed by decision makers.





Develop a regional centrally located Community Center to accommodate seniors and youth and to provide additional meetings spaces for the community. Consider other sites - Zion, Police Cove

Improve transportation: trollies, sidewalks, bike paths, walkability, drive-ability, bike-ability, connectivity

Improve water access and recreation opportunities - Police Cove.

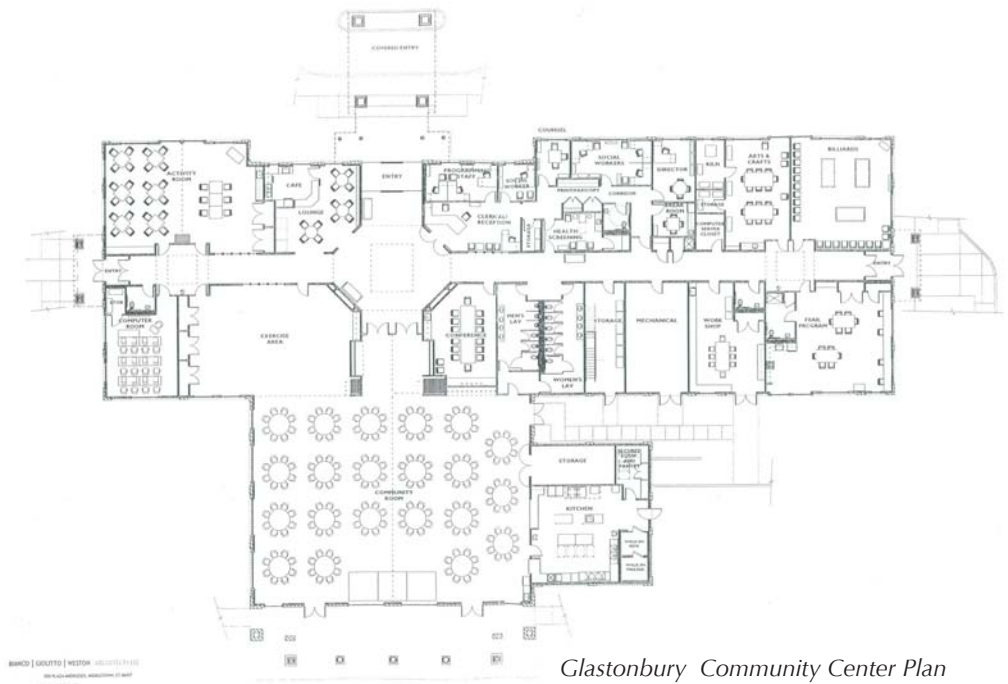


Posted Issues requiring Action

The workshop event concluded with participants filling out feedback forms identifying their main concerns and expressing their 10-year vision. Participants were also asked to propose Committees that they think should be formed to address identified issues. The results of these forms appear in Appendix 1 - Feedback Form Summary.

2.5 COMMUNITY CENTER SPACE ALLOCATIONS

Based on the interviews with user groups and the feedback forms the Future Search Workshop, the Design Team and the Steering Committee identified the need to develop a program for a Regional Inter-Generational Community Center that would provide specific spaces for Seniors and Youth, as well as general spaces for the entire Community. The Steering Committee cited the Glastonbury Community Center as a model of a successful facility that is serving both the Senior generation and the broader community.



Glastonbury Community Center Plan



Barrington Community Facilities Study - Program 33700.00

Town of North Kingstown

Senior Center

Program Requirements

Administrative Areas			
Office - Director	1	135	135
Office - Assistant Director	1	120	120
Office - 3 Staff + Machines/Forms Storage	1	210	210
Office - Social Services	1	210	210
Interview/Counseling Room	1	120	120
Conference Room	1	200	200
Reception (2)	1	150	150
Subtotal Administrative Areas		1145	

Social/Activity Spaces			
Drop in Lounge/Sitting/Library (10)	1	200	200
Upstairs Lounge/Sitting/Balcony (10)	1	200	200
Function Room/Program Area (220)	1	2655	2655
Arts & Crafts Room (wet) w/Storage	1	480	480
Arts & Crafts Room (dry) w/Storage	1	480	480
Computer Room (5-6 Computers)	1	325	325
Health Counseling	1	275	275
Exercise	1	295	295
Billiards	1	415	415
Salon	1	105	105
Greenhouse/Gardening Room	1	175	175
Outdoor Porch/Deck	0	600	0
Subtotal Social/Activity Space		5605	

Support Space			
Kitchen/Pantry/M.O.W.	1	600	600
General Storage	1	150	150
Women's Room (3 fixtures)	1	165	165
Men's Room (3 fixtures)	1	165	165
Handicapped Toilet	2	60	120
Coats & Boots	2	40	80
Housekeeping/J.C.	2	20	40
Mechanical/Storage	1	200	200
Elevator & Machine Room	2	50	100
Stairs	2	200	400
Covered Entry/Porch	0	300	0
Parking (100)	0	300	0
Subtotal Support		2020	

Total NSF	8770
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Summary of Space Requirements

Total Net Square Feet	8770
Total Gross Square Feet @ 1.3 x Net	11401

Town of Glastonbury, CT

Community Center

Program Requirements

Administrative Areas			
Office - Director	1	197	197
Office - 3 Staff	1	205	205
Office Social Workers (3)	1	257	257
Office - Social Services/Counseling Room	2	106	212
Break Room	1	108	108
Conference Room	1	500	500
Reception (2)	1	380	380
Subtotal Administrative Areas		1859	

Social/Activity Spaces			
Drop in Lounge/Café	1	570	570
Function Room/Program Area (300)	1	4450	4450
Arts & Crafts Room (wet) w/Storage	1	577	577
Arts & Crafts Kiln	1	106	106
Computer Room	1	500	500
Health Screening	1	190	190
Exercise	1	1420	1420
Billiards	1	825	825
Activity Room (2)	2	645	1290
Special Activity Room	1	900	900
Workshop	1	600	555
Subtotal Social/Activity Space		11383	

Support Space			
Kitchen/Pantry	1	850	850
Kitchen Storage	1	245	245
Women's Room (5 fixtures)	1	283	283
Men's Room (5 fixtures)	1	283	283
Handicapped Toilet	3	88	264
Secured Equipment/Pantry	1	126	126
Computer Server Closet	1	77	77
Storage	1	325	325
Mechanical	1	516	516
Parking (100)	0	300	0
Subtotal Support		2969	

Total NSF	16211
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Summary of Space Requirements

Total Net Square Feet	16211
Total Gross Square Feet @ 1.3 x Net	21074

Town of Barrington, RI

Existing Senior Center

Program Requirements

Administrative Areas			
Office - 3 Staff	1	214	214
Office Outreach	1	76	76
Lobby	1	113	113
Reception (2)	1	149	149
Subtotal Administrative Areas		552	

Social/Activity Spaces			
Drop in Lounge/Café	1	211	211
Meal Site/Function Room	1	1847	1847
Classroom/Multipurpose	1	565	565

Exercise	1	253	253
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Subtotal Social/Activity Space		2876	
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Support Space			
Kitchen/Pantry	1	448	448
Women's Room (3 fixtures)	1	113	113
Men's Room (3 fixtures)	1	113	113

Storage	1	162	162
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Parking (20)	0	300	0
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Subtotal Support		836	
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Total NSF	4264
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Summary of Space Requirements

Total Net Square Feet	4264
Total Gross Square Feet @ 1.3 x Net	5543

The existing Senior Center 5,543 gross square feet of program was compared to the 21,074 gsf of program space available at the Glastonbury Community Center and 11,401 gsf of program space at the North Kingstown Senior Center, a project relevant to the Design Team. This comparison demonstrated a need for increased Administrative Areas and an increase in Social and Activities spaces, particularly multi-purpose flexible rooms and function rooms.



Barrington Community Facilities Study - Program 33700.00

PROGRAM REQUIREMENTS

ALL ELEMENTS

Recreation Department/Community School

Office Recreation Director	1	120	120
Office - Community School Director	1	135	135
Office - Assistant	1	120	120
Office - 2 Staff + Machines/Forms Storage	1	210	210
Program Office/Sign Up Desk (2 Volunteers)	1	200	200
Recreation Equipment Storage	1	400	400

Subtotal Recreation Department 1185

Senior Center/Dedicated Space

Office - Director	1	120	120
Office - Staff/Volunteers	1	200	200
Office - Social Services/Outreach (3)	1	210	210
Interview/Counseling Room	1	120	120
Senior Lounge/Sitting/Library (10)	1	200	200
Meal Site/Function Space (60)	1	900	900
Health Counseling	1	275	275
Seniors Exercise (Age Appropriate Equip)	1	300	300
Salon	1	120	120
Reception (1)	1	120	120
Outdoor Porch/Deck	0	600	0

Subtotal Senior Center/Dedicated Space 2565

Teen Center/Dedicated Space

Director	1	120	120
Administrative/Program Office	1	200	200
Reception/Control Desk	1	120	120
Lobby/Gallery	1	450	450
Games Room/Social Recreation	1	900	900
Cafe/Snack	1	450	450
Music Room	1	300	300
Practice Room	1	150	150
After School/Computer	1	450	450
Counseling/Quiet	1	100	100
Storage	1	200	200

Subtotal Teen Center Dedicated Space 3440

Community Social/Activity Spaces

Conference Room	1	400	400
Function Room/Dividable (2) (200)	1	3000	3000
Activity Room/Multipurpose	1	900	900
Arts & Crafts Room (wet) W/Kiln	1	450	450
Arts & Crafts Room (dry) w/Storage	1	450	450
Compute/Media Center	1	450	450
Billiards (2 Tables)	1	450	450
Greenhouse/Gardening Room	1	300	300
Outdoor Porch/Deck	0	600	0

Subtotal Social/Activity Space 6400

Community Sports/Fitness/Support

Gymnasium	1	5000	5000
Stretching	1	100	100
Free Weights	1	400	400
Cardio Equipment	1	400	400
Strength Equipment	1	400	400
Studio - Quiet (Yoga)	1	600	600
Vending/Concessions	1	200	200
Women's Locker Room (4 fixtures)	1	550	550
Men's Locker Room (3 fixtures)	1	500	500
Storage	1	100	100

Subtotal/Community Sports/Fitness/Support 8250

Support Space

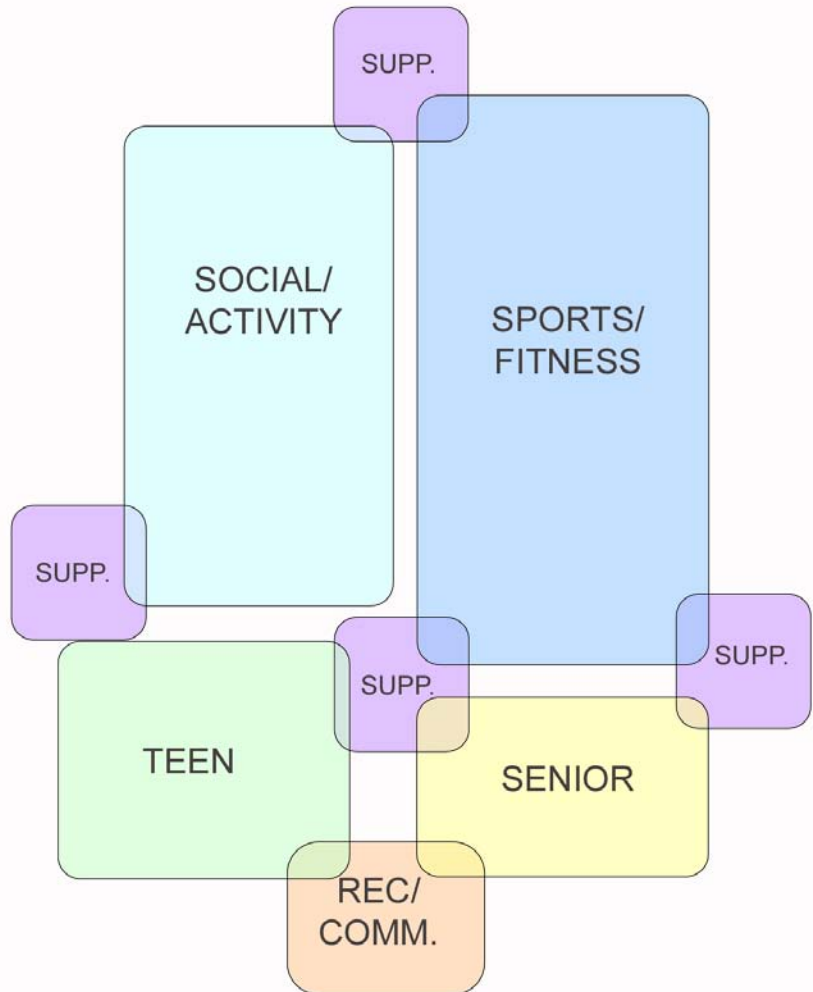
Reception (2)	1	300	300
Kitchen/Pantry/M.O.W.	1	800	800
General Storage	1	400	400
Women's Room (5 fixtures)	1	250	250
Men's Room (4 fixtures)	1	200	200
Handicapped Toilet	3	60	180
Coats & Boots	1	100	100
Housekeeping/J.C.	2	20	40
IT/Server Room	1	65	65
Mechanical	1	400	400
Covered Entry/Porch	0	300	0
Parking (130)	0		0

Subtotal Support 2735

Total NSF 24575

Summary of Space Requirements

Total Net Square Feet	24575
Total Gross Square Feet @ 1.35 x Net	33176



2.6 PROPOSED SPACE ALLOCATIONS

The Design Team and the Steering Committee worked together to establish an ideal program for a Community Center based on precedents, experience and established needs. The concept proposes that the Center would have a Senior component and a Teen component, each with a strong identity and style. These components would be united by Community Social/Activity Spaces and Sports/Fitness Areas. The Center would also house and be administered by the Recreation Department and the Community School. This 33,176 gsf building represents a starting point. Elements can be pulled out depending on adjacent available resources and site constraints.

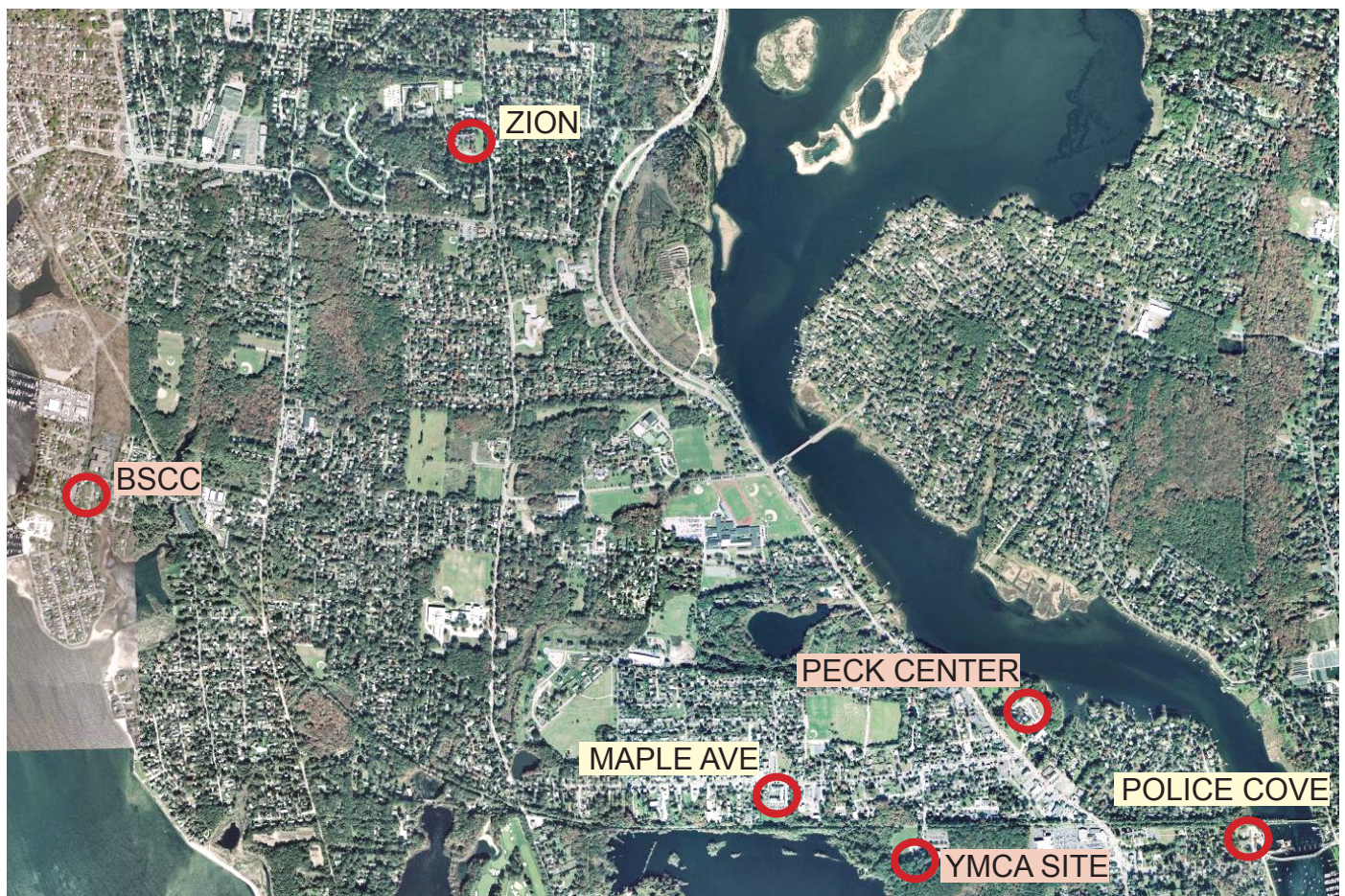


SECTION 3 – SITE ASSESSMENT

3.1 SITE OVERVIEW

The Design Team assessed the Peck Center campus and Town Land adjacent to the YMCA for community program development. The Peck Center was evaluated in terms of expansion and circulation improvements while the YMCA site was considered for new development and connectivity to the existing YMCA. The YMCA is currently planning for a significant expansion and renovation. The Design Team also looked at the Bay Spring Community Center (BSCC) site. The BSCC was identified early on as model, small-scale community resource (see Chapter 2) and thus was not considered for expansion. The BSCC site assessment is included in Chapter 5 – Bay Spring Community Center.

The Zion Bible Institute, the Maple Avenue Medical Offices, and Police Cove sites were review at the request of the Steering Committee and the Future Search participants. While the availability and development of these sites may change in the future, they are presently unavailable or unsuitable for significant community program development.



ASSESSED SITES
CONSIDERED SITES



3.2 PECK CENTER CAMPUS

The Peck Center, located at 281 Country Road, is part of a Nationally Registered Historic District that also includes the adjacent Town Hall and Cemetery. The site is served by bus service that runs up and down Country Road and is within ¼ mile of the East Bay Bike Path. The Center sits nestled into a hill with access to the first floor on the northwest side and access to the ground level on the southeast side. As the site abuts the Barrington River, the land falls under the jurisdiction of the Coastal Resources Management Commission (CRMC).

New development on the site is limited by the CRMC Buffer zone to the east, essential parking and circulation to the north, desired parking, residential neighbors, and a water feature to the south, and existing site access and topography to the east. In considering adding on to the existing Peck Center, each existing façade (see Building Elevations and Utilities & Memorials) was considered in terms of existing circulation, character, and site limitations. The North Face has an existing formal entry and a strong relation to the primary library functions that occupy the first floor. The West Face is the historic entrance of the building, displaying image and character to the street. The East Face negotiates the grade change between the first floor and ground level and is limited by the CRMC boundary. The South Face, the face with the best solar exposure, is speckled with utilities, bollards, service entries, and the entrance to the Senior Center. This face presents the best potential for building expansion.

Parking and site accessibility were also evaluated. Presently, there are a total of 173 parking spaces available on the Campus that serve the Peck Center, Town Hall, and the Kids Kove playground. An additional 6-7 spaces could be achieved by re-configuring the parking layout, but parking options are limited by the topography, historic character of the district, and CRMC boundary. Additional spaces could be achieved if the Kids Kove playground were to be relocated and if CRMC would consider a low-impact green parking technology. Currently, there is no universally accessible path from Country Road to the Peck Center. Nor is there universal access from the north side of the building to the south side without going through the building. Areas where accessible paths could be created include the lawn northwest of the Tap-In entrance (see Possible Amphitheater Location on Utilities & Memorials insert) and along the east side of the building.



Peck Center